



## **PUBLIC HEARING AGENDA**

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**AGENDA  
HEARING OFFICER  
T U E S D A Y  
SEPTEMBER 21, 2004  
(1:30 PM)**

**(Council Chambers – 31 East Fifth Street)**

and, if necessary

Board of Adjustment Hearing - Wednesday, September 22, 2004  
at 7:00 p.m.

<p>The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public hearings for sight and/or hearing-impaired persons. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public hearing.</p>
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## **AGENDA**

1. **BA040154** Request by **AUTOHAUS INTERNATIONAL LLC** for a variance to increase the maximum allowable sign area for building mounted illuminated sign(s) from 100 s.f. to 166.93 s.f. located at 1876 East Broadway Road in the I-2, General Industrial District.
2. **BA040164** Request by **J & T PROPERTIES LLC** for the following for a guesthouse located at 919 South Mitchell Drive in the R-2, Multi-Family Residential District:
  - a. Variance to reduce the required parking from 3 spaces to 2 spaces.
  - b. Variance to reduce the south side yard setback from 10 feet to 8 feet 6 inches.
  - c. Variance to reduce the north side yard setback from 10 feet to 6 feet 10 inches.
  - d. Variance to reduce the on site driveway length from 20 feet to 12 feet.(Note: Variances are necessary for the re-construction of a non-conforming structure damaged beyond 50%).  
**(CONT FROM SEPTEMBER 7, 2004 HEARING OFFICER)**
3. **BA040165** Request by the **HUKILL RESIDENCE** for a variance to reduce the rear yard setback from 15 feet to 1 foot 5 inches to allow a patio cover located at 3008 South Country Club Way in the R-2, Multi-Family Residential District.

4. **BA040166** Request by **SUNRISE AVIONICS INC. d.b.a. S.A.I. TECHNOLOGY d.b.a. PROWLER POWER SPORTS** for a use permit to allow the sale of all terrain vehicles, karts, apparel, accessories and parts located at 7965 South Priest Drive, Suite 106 in the I-1, Light Industrial and Southwest Overlay Districts.
5. **BA040167** Request by **USA TOWELS AND SCRUBS** for a use permit to allow the sale of towels and scrubs located at 2060 East Southern Avenue in the C-2, General Commercial District.
6. **BA040169** Request by **BROADWAY SQUARE** for a variance to allow a free standing, multi-tenant, illuminated sign located at 1845 East Broadway Road in the C-1, Neighborhood Commercial District.
7. **BA040170** Request by **BEVERLY HILLS HAND CAR WASH INC.** for a use permit to allow a hot dog cart located at 808 South Rural Road in the I-2, General Industrial District.
8. **BA040172** Request by **KAISER TILE** for a variance to increase the maximum allowable sign area from 80 s.f. to 164 s.f. located at 655 West Elliot Road in the I-1, Light Industrial, I-2, General Industrial and Southwest Overlay Districts.
9. **BA040174** Request by **CROSSROADS PLAZA – INFRANEXT INC.** for the following located at 1700 East Elliot Road in the PCC-1, Planned Commercial Center District:
  - a. Use Permit to allow a 65 foot tall antenna monopole.
  - b. Variance to reduce the north side yard setback from 65 feet to 57 feet 10 inches.
10. **BA040175** Request by **HOHOKAM COMMERCE CENTER - COLLINS COLLEGE** for a use permit to allow a 2,152 s.f. expansion located at 1403 West 10<sup>th</sup> Place, Suite 113, in the I-1, Light Industrial and I-2, General Industrial Districts.
11. **BA040178** Request by the **HUNT RESIDENCE** for the following located at 2508 East Victory Drive in the R1-6, Single Family Residential District:
  - a. Use permit to allow one required parking space to be located in the front yard setback.
  - b. Variance to reduce the west side yard setback from 7 to 3 feet to allow a carport.

**REDEVELOPMENT REVIEW**

and, if necessary

Redevelopment Review Commission Meeting – Tuesday, October 5, 2004 at 7:00 p.m.  
(subject to change)

12. **RRC04034** Request by **STATESIDE GRILL** for a use permit to allow a restaurant with live entertainment located at 502 South College Avenue, Suite #103 in the CCD, Central Commercial District.

Advertised Agenda, 8/31/04; 2:30 PM  
Modified to include continued cases, 9/8/04, 1:00 PM